

# CDBG PROGRAM

## RURAL AFFORDABLE HOUSING RFP

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

### PURPOSE

The Community Development Block Grant Program (CDBG) offers grants to Missouri communities to improve local facilities, address health and safety concerns, and develop a greater capacity for growth. The Rural Affordable Housing RFP (Request for Proposals) category is intended to make housing development feasible in communities that have the need but are lacking conventional resources.

### AUTHORIZATION

42 USC § 5301 et seq., 24 C.F.R. Part 570; and Missouri's "Consolidated Plan" submitted to the U.S. Department of Housing and Urban Development.

### ELIGIBLE APPLICANTS

State CDBG funds are only available to cities and counties in non-entitlement areas (incorporated municipalities under 50,000 and counties under 200,000).

### ELIGIBLE ACTIVITIES

Rural Affordable Housing funds can be used for rehabilitation of single family or multi family housing, off-site infrastructure, construction, acquisition, professional services, etc.

### APPLICATION PROCESS

All applicants submitting a proposal are required to propose applications to MHDC Low Income Housing Tax Credit Program.

The funding cycle is competitive and has a deadline of August 15.

Project proposals that achieve the following will receive priority:

- ✓ clearly describe a need for CDBG assistance to close a financial gap for housing development in rural Missouri
- ✓ exist in areas where homes are cost burdened
- ✓ promote redevelopment and rehabilitation
- ✓ address distressed areas
- ✓ support a local housing plan
- ✓ offer mixed income developments
- ✓ renovate existing housing (building or complex)
- ✓ include amenities not customary in the community (child care, job training, etc.)

- ✓ consist of a development team with appropriate capacity to complete the project
- ✓ structure the use of CDBG funds to accomplish additional development and sustainability through the use of program income

Selection is accomplished by eliminating all proposals that do not substantiate CDBG need, eliminating proposals where housing development is occurring as a result of the market, and evaluating the balance of the proposals based on the priorities listed above.

### FUNDING LIMITS

The maximum amount any applicant can apply for is \$200,000.

### SPECIAL PROGRAM REQUIREMENTS

All CDBG-funded projects must meet a national objective set forth by the U.S. Department of Housing and Urban Development (HUD). Projects can either:

1. Benefit 51% low and moderate income (LMI) persons and families, or
2. Eliminate slum and blight.

Rehabilitation activities require 100% low-to-moderate income (LMI) beneficiaries. Any additional public facility work proposed must benefit at least 51% LMI. Projects creating affordable housing from buildings that meet the definitions of slums and blight may apply under that national objective.

### CONTACT

Missouri Department of Economic Development  
Community Development Block Grant Program  
301 West High Street, Room 770  
P.O. Box 118, Jefferson City, MO 65102  
Phone: 573-751-3600 Fax: 573-526-4157

### ADDITIONAL RESOURCES

Go to the department's home page at [www.ded.mo.gov](http://www.ded.mo.gov) to obtain guidelines and forms for the CDBG Rural Affordable Housing Program as well as a wealth of information regarding this program and Missouri's many other economic development programs and policies.